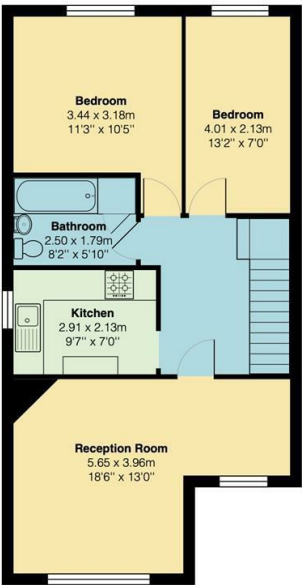
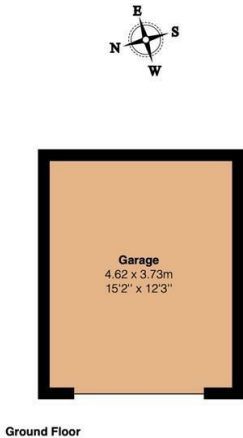




Total Area: 63.9 m² ... 688 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Reception Room
18'6" x 12'11"

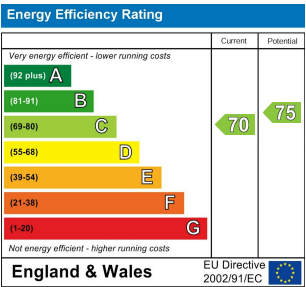
Kitchen
9'6" x 6'11"

Bathroom
8'2" x 5'10"

Bedroom
11'3" x 10'5"

Bedroom
13'1" x 6'11"

Garage
15'1" x 12'2"



GAINSBOROUGH ROAD, WOODFORD GREEN

Offers In Excess Of £325,000 Leasehold
2 Bed Maisonette



Features:

- Purpose Built Maisonette
- Two Bedrooms
- First Floor
- Private Garden
- Garage
- 930 Year Lease
- Close To Amenities
- Private Entrance

A bright and spacious two bedroom apartment on the first floor of a semi detached home with a private, south-east-facing garden in Woodford Bridge. Here you're sat in a pleasant sweetspot in the green belt where London gives way to Essex.

You also have the luxury of a private garage, and drivers can be on the North Circular in around five minutes, and coasting out of London on the M11 in ten.

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IF YOU LIVED HERE...

You'll relish unleashing all your interior design ideas across all 690 square feet of this primely positioned abode. Abounding in potential, it's set back from the road with east-facing light pouring in through the bedrooms in the mornings and west-facing light making the lounge the perfect spot to recline and dine later in the day. Speaking of the lounge, in here you have 200 square foot of L-shaped space, perfect for zoning the dining area. Twin windows fill the room with natural light and there's a fireplace in the exposed brick surround.

Next door and the kitchen's home to white cabinets, timber effect flourishes and a cream tiled backsplash, while the pristine bathroom comes with a shower over the tub and a traditional white suite. Your principal bedroom's a 110 square foot double, while bedroom two's over ninety square feet. Both have garden views. Your courtyard garden's a stretch of low-maintenance patio with flourishing beds to the rear that the green-fingered will love shaping to their taste. Lastly, a long lease means you can relax knowing you'll have no renewal hassles.

Outside and you don't have to go far to immerse yourself in nature. Follow

Chigwell Road east to join Roding Valley Park in five minutes. Venture north for seven more minutes for Ray Park where you'll find a children's play area, cafe and Action Days on the third Saturday of every month. Green Flag winner Claybury Park's another fine choice, with ancient woodland and tennis courts. Chigwell Road itself is full of amenities for all your day-to-day needs, plus the 275 and W14 bus routes will ferry you to Walthamstow, Highams Park, Woodford, Wanstead and Leytonstone. Alternatively Woodford tube is a nineteen minute walk for Stratford, Liverpool Street and Tottenham Court Road via the Central line.

WHAT ELSE?

- Parents will be pleased to know you have seven primary/secondary schools less than a mile away on foot, all rated 'Good' or better by Ofsted. The 'Outstanding' Ray Lodge Primary is ten minutes' stroll.
- Looking for a day out? You can't go wrong with Fairlop Waters, just an eight minute drive away. This country park is home to high rope climbing courses, a driving range, angling and windsurfing classes.
- Date night? Head to Melin, it's a three minute walk around the corner. With delicacies including Welsh lamb, lobster cannelloni and fresh scallops, there's something to tempt every palate.



A WORD FROM THE OWNER...

"It was a happy home for me for twelve years. It has been convenient for my work and with excellent access to public transport. I love this flat because of it's location, spaciousness and light. It is very easy to keep clean, maintain and not expensive to run. There are nearby pleasant walking and cycling paths in Claybury Woods and along the River Roding. There are also ample choices of cafe's and restaurants that cater for all tastes. "

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